

Wisconsin Milwaukee Hotel

Debtor Discounted Cash Flow Analysis

Class 1B Assumption

Excludes \$6 million Equity Infusion at Confirmation

Exhibit G

WMH Assumptions

	11.0%	Source
Discount Rate	11.0%	LWHA Appr
Residual Cap Rate	9.0%	LWHA Appr
Cost of Sale	3.0%	LWHA Appr

Five-Year Forecast Extended to Ten Years											
Analysis	Year	Year	FY End	Mgmt Co		POR		Undisc Cash		Disc Factor	Disc Cash Flow
				Net Income	%Δ	Resv	Cap Exp	Distributions	Net Reversion		
0	2025	2025	7/31/2025	\$ -		\$ -	\$ -	\$ -	\$ 838,443	1.000000	\$ 838,443
1	2026	2026	7/31/2026	2,332,407		(205,000)	(100,000)	(1,771,418)	255,989	0.90090	230,620
2	2027	2027	7/31/2027	2,464,480	6%	-	(150,000)	(1,890,638)	423,842	0.81162	344,000
3	2028	2028	7/31/2028	2,555,095	4%	-	(350,000)	(1,660,638)	544,457	0.73119	398,102
4	2029	2029	7/31/2029	2,511,015	-2%	-	(367,500)	(1,430,638)	712,877	0.65873	469,594
5	2030	2030	7/31/2030	2,792,374	11%	-	(385,875)	(1,430,638)	975,861	0.59345	579,126
6	2031	2031	7/31/2031	2,876,145	3%	-	(397,451)	(1,430,638)	1,048,056	0.53464	560,334
7	2032	2032	7/31/2032	2,962,430	3%	-	(409,375)	(1,430,638)	1,122,417	0.48166	540,622
8	2033	2033	7/31/2033	3,051,303	3%	-	(421,656)	(1,430,638)	1,199,009	0.43393	520,282
9	2034	2034	7/31/2034	3,142,842	3%	-	(434,306)	(1,430,638)	1,277,898	0.39092	499,562
10	2035	2035	7/31/2035	3,237,127	3%	-	(447,335)	(37,439,580)	36,110,151	0.35218	514,317
				\$ 27,925,217		\$ (205,000)	\$ (3,463,498)	\$ (51,346,101)	\$ 36,110,151		\$ 5,495,002
Mgmt Termination Fee											
Adjusted Value											
\$ (1,000,000)											
\$ 4,495,002											

Reversion Calculation (10Y)

Year 11 CF	3,350,426
Gross Reversion	37,226,960
Cost of Sale	(1,116,809)
Net Reversion	36,110,151
Stabilized Year:	5

Year 10 Distribution

All Classes Annual Distr	\$ (1,430,638)	Period 10
Classes 2 -7 Distr for 8 yrs	(140,143)	Years 11-18
Class 1B Balloon EOY year 10	(35,868,800)	
Yr 10 Distr	\$ (37,439,580)	

EXHIBIT